164.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,400 / 811,400
					USE VALUE:	811,400 / 811,400
					ASSESSED:	811,400 / 811,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLOSIMO MARC
Owner 2:	VERPLANK LYNN
Owner 3:	
Street 1:	21 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHEENA ROBERT & JANE -
Owner 2:	-
Street 1:	21 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,305 Sq. Ft. of land mainly classified as One Family with a Antique Building built about 1726, having primarily Clapboard Exterior and 2081 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8305.000	335,300	7,700	468,400	811,400
Total Card	0.191	335,300	7,700	468,400	811,400
Total Parcel	0.191	335,300	7,700	468,400	811,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.96 | /Parcel: 389.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	108449
GIS Ref	
GIS Ref	
Insp Date	07/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	335,300	7700	8,305.	468,400	811,400	811,400	Year End Roll	12/18/2019
2019	101	FV	307,800	7900	8,305.	468,400	784,100	784,100	Year End Roll	1/3/2019
2018	101	FV	317,200	7900	8,305.	414,900	740,000	740,000	Year End Roll	12/20/2017
2017	101	FV	317,200	7900	8,305.	348,000	673,100	673,100	Year End Roll	1/3/2017
2016	101	FV	317,200	7900	8,305.	348,000	673,100	673,100	Year End	1/4/2016
2015	101	FV	317,200	8100	8,305.	301,100	626,400	626,400	Year End Roll	12/11/2014
2014	101	FV	317,200	8100	8,305.	291,100	616,400	616,400	Year End Roll	12/16/2013
2013	101	FV	317,200	8100	8,305.	277,000	602,300	602,300		12/13/2012

!12690!

PRINT

Date	Time
12/11/20	02:45:21

LAST REV

Date	Time
07/30/18	14:16:23
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12690

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEENA ROBERT &	41920-274		1/30/2004		437,500	No	No		
KAUFMAN JONATHA	25967-480		1/12/1996		224,000	No	No		Y

USER DEFINED

Prior Id # 1:	108449
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2009	407	Det. Gar	15,000			G10	GR FY10	DEMO & REBUILD GAR
3/20/2009	154	Addition	76,560	O				NEW ADD ON BACK OF
4/19/2007	249	Manual	15,000			G8	GR FY08	dinig room reno
2/14/1997	70	Manual	1,400					REROOF-1 SECTION
6/13/1994	271	Manual	1,400					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2018	Inspected	BS	Barbara S
6/12/2018	MEAS&NOTICE	CC	Chris C
11/13/2008	Meas/Inspect	163	PATRIOT
4/12/2004	MLS	MM	Mary M
1/26/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	267	PATRIOT
10/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8305		Sq. Ft.	Site		0	70.	0.81	8									468,405						468,400	

Total AC/HA:	0.19066	Total SF/SM:	8305	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	468,405	Spl Credit		Total:	468,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	1 - Antique		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1726	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	5	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.15462565
Const Adj.:	0.99989998
Adj $ / SQ:	109.678
Other Features:	118250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411915
Depreciation:	76616
Depreciated Total:	335299

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

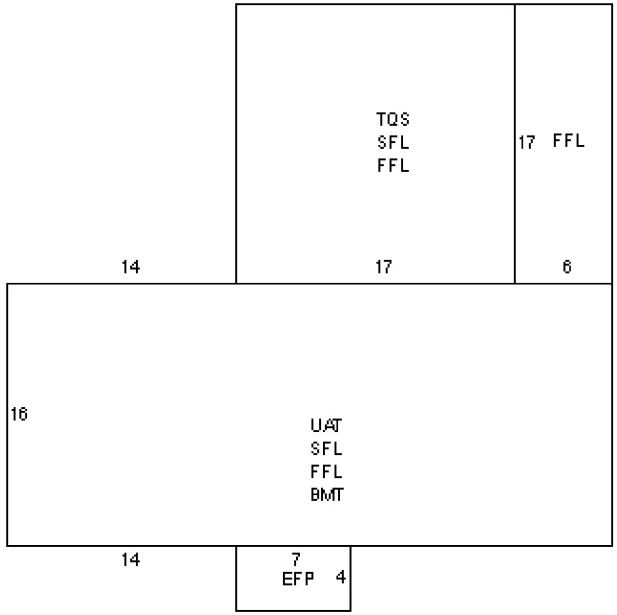
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	120.65
Special Features:	0	Val/Su Net:	117.69
Final Total:	335300	Val/Su SzAd	161.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	983	109.680	107,814
SFL	Second Floor	881	109.680	96,627
BMT	Basement	592	32.900	19,479
TQS	3/4 Story	217	109.680	23,773
UAT	Upper Attic	148	43.870	6,493
EFP	Enclos Porch	28	72.590	2,033

Net Sketched Area:	2,849			Total:	256,219
Size Ad	2080.75	Gross Are	3365	FinArea	2081

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2008	0.00	T	8.8	101						
3	Garage	D	Y	1	16X17	G	GD	2009	30.24	T	6	101			7,700			7,700

More:	N	Total Yard Items:	7,700	Total Special Featues:		Total:	7,700